

# **LAKE COUNTY ZONING BOARD**

**November 2, 2005**

## **AGENDA**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, November 2, 2005**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, November 22, 2005, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### **BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

### **ZONING BOARD MEMBERS**

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

### **COUNTY REPRESENTATIVES**

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney

### **GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Ms. Amye King, AICP, Assistant Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
November 2, 2005  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
November 22, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#48-05-2	David Warren & Cra-Mar Groves <b>BJM Associates / John Lakes Landing</b>	1	#60-05-PUD
PH#94-05-5	Robert & Nancy Wilson	2	#111-05-Z
CUP#05/11/1-4	Mark & Kathleen Draper	3	#114-05-CUP <b>Continuance</b>
PH#93-05-2	Nola Land Co./Jahna Mine PUD <b>Sean Froelich, Park Square Enterprises</b>	4	#110-05-PUD
PH#92-05-5	Ken & Kandice Dembeck <b>Jimmy Papa / Nextel Communications</b>	5	#107-05-CFD <b>WITHDRAWN</b>
PH#95-05-2	Donna and Steve Cockefair	6	#118-05-MP/AMD
PH#100-05-3	Mission Inn / Robert Beucher <b>Charles Hiott, Farner &amp; Barley</b>	7	#119-05-PUD/AMD
PH#73-05-2	Lake Grove Utilities Inc. <b>Karl Sanders, Esq.</b>	8	#81-05-CFD/AMD
PH#59-05-3	Murry & Marsha Crawley <b>Steven J. Richey, P.A.</b>	9	#64-05-PUD
PH#77-05-4	Wiley C. Davis & Ann Davis <b>Anthony Roberts and Wicks Consulting Services</b>	10	#88-05-Z
PH#99-05-3	Darryl Wrobel/Green Acres Fernery & Citrus <b>Steven J. Richey, P.A.</b>	11	#116-05-Z
PH#97-05-3/4	Les and Patricia Williams <b>Leslie Campione, P.A.</b>	12	#117-05-CP
PH#96-05-4	Lois K. Smith, Trustee <b>Bruce G. Duncan</b>	13	#115-05-CP
PH#98-05-2	Highland Real Estate <b>Steven J. Richey, P.A.</b>	14	#113-05-CP
MSP#05/11/1-2	Rinker Materials Corp <b>Steven J. Richey, P.A.</b>	15	#112-05-MSP/AMD <b>60-day continuance</b>
MSP#05/10/1-3	Lake Environmental Resources, LLC	16	#109-05-MSP
PH#86-05-2	Plaza Collina / Lake County Gateway <b>Cecelia Bonifay, Akerman Senterfitt</b>	17	#127-05-PUD/DRI

**TRACKING NO.: #60-06-PUD**

**CASE NO: PH#48-05-2**

**AGENDA NO: # 1**

**OWNER:** David Warren & Cra-Mar Groves

**APPLICANT:** BJM Associates / Johns Lake Landing

**GENERAL LOCATION:** Clermont area – Property located S of SR 50 and E of Hartle Road and to the W of Magnolia Point Blvd. (25/26/36-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for construction of a single-family residential development and commercial uses.

**SIZE OF PARCEL:** 255.69 +/-acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #111-05-PUD**

**CASE NO: PH#94-05-5**

**AGENDA NO: #2**

**OWNER:** Robert & Nancy Wilson

**GENERAL LOCATION:** Seminole Springs area - From the intersection of SR 44 and W Huff Rd; N on W. Huff Rd to property lying W of the road. (8-19-28)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from CFD (Community Facility District) to AR (Agriculture Residential) for construction of single-family residence.

**SIZE OF PARCEL:** 2.5 +/- acres

**FUTURE LAND USE:** Wekiva River Protection Area (Receiving Area A-1-20)

**TRACKING NO.: #114-05-CUP**

**CASE NO: CUP#05/11/1-4**

**AGENDA NO: #3**

**OWNER: Mark & Kathleen Draper**

**GENERAL LOCATION:** Eustis area – Property located N of SR 44 and E of Estes Road, N of Lake Lincoln Lane (a non-county maintained road) (5-19-17)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a Conditional Use Permit in A (Agriculture) to allow the placement of a 190 ft monopole tower on a 60' x 60' lease parcel. (5 +/- acres)

**SIZE OF PARCEL:** 5 +/- acres

**FUTURE LAND USE:** Suburban

**REQUESTING A CONTINUANCE UNTIL JANUARY – 2006.**

**TRACKING NO.: #110-05-PUD**

**CASE NO: PH#93-05-2**

**AGENDA NO: #4**

**OWNER:** Nola Land Co / Jahna Mine PUD

**APPLICANT:** Sean Forelich, Park Square Enterprises

**GENERAL LOCATION:** Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

**SIZE OF PARCEL:** 554.88 +/-acres

**FUTURE LAND USE:** Suburban

TRACKING NO.: #107-05-CFD

WITHDRAWN BY THE APPLICANT

CASE NO: PH#92-05-5

AGENDA NO: #5

OWNER: Ken & Kandice Dembeck

REPRESENTATIVE: Jimmy Papa / Nextel Communications

GENERAL LOCATION: Lady Lake area – Property located W of Gray's Airport Road and N of Ohayo Mountain Road. (10-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to CFD (Community Facility District) to allow the placement of a 160-foot cellular tower.

SIZE OF PARCEL: 10+/- acres / 3,000 sq ft lease

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #118-05-MP/AMD**

**CASE NO: PH#95-05-2**

**AGENDA NO: #6**

**OWNER:** Donna & Steve Cockefair

**GENERAL LOCATION:** Groveland area – From the intersection of SR 50 and Max Hooks Rd, proceed N on Max Hooks Rd to CR 565A, E on CR 565A approx. 230 ft to property lying N of the road. (15-22-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to MP Ordinance #1998-57 to allow the use of the site for boat/trailer and self-service storage; light automotive repair; vehicular sales; consumer services & repair; professional office; wholesale & warehouse; personal care services; and retail / convenience service.

**SIZE OF PARCEL:** 0.8+/acres

**FUTURE LAND USE:** Urban Expansion



**TRACKING NO.: #119-05-PUD/AMD**

**CASE NO: PH#100-05-3**

**AGENDA NO: #7**

**OWNER(S):** Mission Inn / Robert Beucher

**REPRESENTATIVE:** Charles Hiott, Farner & Barley

**GENERAL LOCATION:** Howey-in-the-Hills area – Property located S of CR 48, W of SR 19 and E of No. 2 Road. (22/23/26/27-20-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to incorporate with the existing PUD Ordinance #2004-61, and for text amendment to PUD Ord#2004-61.

**SIZE OF PARCEL:** 8.03 +/-acres

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #81-05-CFD/AMD

CASE NO: PH#73-05-2

AGENDA NO: #8

OWNER: Lake Grove Utilities

REPRESENTATIVE: Karl Sanders, Esq.

**GENERAL LOCATION:** South Lake County area – Property located S of the Weston Hills Phase I subdivision and W'ly of US 27. (22-24-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to CFD Ordinance #38-90 to construct a 200 ft monopole wireless tower on site. (46.5 +/- acres / 5,600 sq. ft lease area)

**SIZE OF PARCEL:** +/- acres

**FUTURE LAND USE:** GSACSC / Rural Conservation

**TRACKING NO.: #64-05-PUD**

**CASE NO: PH#59-05-3**

**AGENDA NO: #9**

**OWNER:** Murry & Marsha Crawley

**APPLICANT:** Steven J. Richey, PA.

**GENERAL LOCATION:** Montverde area – Property lying NE'ly of CR 455 and approximately 3/4 mile S of Trousdale Street.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) for development of a single-family residential subdivision at a density of 2 dwelling units per acre. (34-21-26 / 3-22-26)

**SIZE OF PARCEL:** 74 +/-acre

**FUTURE LAND USE:** Rural Village

TRACKING NO.: #88-05-Z

CASE NO: PH#77-05-4

AGENDA NO: #10

OWNER: Wiley C. & Ann Davis

APPLICANT: Anthony Roberts and Wicks Consulting Services

GENERAL LOCATION: Mt Dora / Sorrento area – Property located E of Senese Rd, N of Park at Wolf Branch Oaks. (24-19-27)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-1 (Rural Residential) for single-family residential development.

SIZE OF PARCEL: 25.10 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #116-05-Z

CASE NO: PH#99-05-3

AGENDA NO: #11

OWNER: Darry Wrobel, Green Acres Fernery & Citrus

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property lying E of Bloomfield Ave and S of CR 48. (21-20-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to R-2 (Estate Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 47.25 +/- acres

FUTURE LAND USE: Urban / Suburban

**TRACKING NO.: #117-05-CUP**

**CASE NO: PH#97-05-3/4**

**AGENDA NO: #12**

**OWNER:** Les and Patricia Williams

**APPLICANT:** Leslie Campione, P.A.

**GENERAL LOCATION:** Mount Dora area – Property lying at the SE cor of Holly Drive and SR 19.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from C-1 (Neighborhood Commercial) and R-6 (Urban Residential) to CP (Planned Commercial) with C-1 zoning for commercial / retail uses. (26-19-26)

**SIZE OF PARCEL:** 1.5+/acres

**FUTURE LAND USE:** Urban

TRACKING NO.: #115-05-CP

CASE NO: PH#96-05-4

AGENDA NO: #13

OWNERS: Lois K. Smith

APPLICANT: Bruce G. Duncan

**GENERAL LOCATION:** Grand Island area - Property lying S of SR 44 and E of S Fish Camp Rd and N of Grand Island Shores Rd. (33-18-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-2 (Estate Residential) to C-2 (Community Commercial) to allow for limited commercial uses and self-storage.

**SIZE OF PARCEL:** 16.33+/acres

**FUTURE LAND USE DESIGNATION:** Urban Expansion

TRACKING NO.: #113-05-CP

CASE NO: PH#98-05-2

AGENDA NO: #14

OWNERS: Highland Real Estate / Dale Ladd

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: South Lake County – Property lying E of US Hwy 27 and S of Lake Louisa. (10-24-26)

| **APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-4 (Medium Suburban Residential) to CP (Planned Commercial) with limited commercial uses such as but not limited to: banking; carwash; consumer services & repair; medical service; professional offices; personal care services; restaurant; retail/general; church; day care center; family day care home.

SIZE OF PARCEL: 4.3+/acres

FUTURE LAND USE DESIGNATION: Urban Expansion



TRACKING NO.: #112-05-MSP/AMD / REQUEST 60-DAY CONTINUANCE TO JANUARY 2006.

CASE NO: MSP#05/11/1-2

AGENDA NO: #15

OWNERS: Rinker Materials

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road. (13-24-25) (18-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura Rock plant to the sand mine operation. (699 +/- acres)

SIZE OF PARCEL: 699 +/- acres

FUTURE LAND USE DESIGNATION: GSACSC – Core Conservation

**TRACKING NO.: #109-05-MSP**

**CASE NO: MSP#05/10/1-3**

**AGENDA NO: #16**

**OWNERS:** Lake Environmental Resources, LLC

**GENERAL LOCATION:** Howey-in-the-Hills area – Property located S of CR 455 and W of CR 561 and N of Bruce Hunt Rd. (18-21-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for a Mining Site Plan in A (Agriculture) + CUP#1004-3 for the expansion of a Construction and Demolition (C&D) Debris landfill. (44.3 +/-ac)

**SIZE OF PARCEL:** 44.3+/acres

**FUTURE LAND USE DESIGNATION:** Rural

**TRACKING NO.: #127-05-PUD/DRI**

**CASE NO: PH#86-05-2**

**AGENDA NO: #17**

**OWNERS:** Plaza Collina / Lake County Gateway

**APPLICANT:** Cecelia Bonifay, Esq, Akerman Senterfitt

**GENERAL LOCATION:** Montverde area—Property located between the intersections of SR 50 and CR 50 and E of CR 455. (25-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from CP (Planned Commercial) and MP (Planned Industrial) to PUD / DRI for a mixture of residential, industrial and commercial uses.

**SIZE OF PARCEL:** 142+/acres

**FUTURE LAND USE DESIGNATION:** Urban Expansion